

**For Immediate Release:**

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**San José Expands Teacher Homebuyer Program**  
***Revisions to successful program will assist more teachers***

***San José*** ---- Twenty percent more San José teachers will be able to buy homes in the same community where they teach as are result of modifications to the San José Teacher Homebuyer Program approved today by the City Council.

Since the program was launched by Mayor Ron Gonzales four years ago, San José has provided down payment assistance that has enabled nearly 400 public school teachers to purchase affordable homes here. Today's revisions to the program could increase the annual rate of teachers participating from about 100 to 120.

"When teachers live in the same community with their schools, they can do a better job to help our children learn," said Gonzales. "It also strengthens the ability of our school districts to recruit and keep good teachers, which benefits both our schools and our city."

The changes refocus the program on teachers with lower incomes while still assisting those with moderate incomes. By lowering the maximum loan for moderate income households from \$40,000 to \$25,000 and setting a formula on the maximum purchase price at based on the area's median income, the city can reach more teacher households that are earning lower amounts. The changes also will give the city greater flexibility to use other grant and federal funds to support the THP program.

"We are responding the changes in the teacher homebuyer market," said Leslye Corsiglia, director of the San José Housing Department that administers the program.

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“According to the California Department of Housing and Community Development, teacher household income limits have increased by 30% since 1999, which means more moderate-income teacher households are able to purchase a home without our assistance.”

Mayor Gonzales proposed the San José Teacher Homebuyer Program when he took office in 1999 as part of his efforts to support quality education in San José public schools.

“We have been working with educators to make San José the most teacher-friendly city in California. The teacher housing program has been very successful and has become a model for other cities,” said the mayor.

The League of California Cities presented its annual Helen Putnam Award to San José for the Teacher Homebuyer Program in September this year. The award commends outstanding achievement and innovation by California cities whose contributions have resulted in lower costs or more effective delivery of services and that provide models for other communities to emulate.

Since the San José program was established in 1999, 388 San José teachers have been able to take advantage of a wide range of housing assistance to buy their first homes. Eligible teachers can receive up to \$40,000 in zero-interest down payment assistance.

Over the past four years the city has provided \$15 million, mostly from Redevelopment Agency resources dedicated to affordable housing, in loan assistance for the teacher homebuyer program. This has successfully leveraged over \$100 million in private loans that have helped teachers move into new homes.

In addition San José has successfully worked with developers of affordable housing to market new homes to local teachers and take advantage of the opportunities created by other investments in affordable housing.

For specific information about the San José Teacher Homebuyer Program, eligibility, and housing assistance, contact the San José Housing Department at (408) 277.8486 or visit their website at: ***[www.sjhousing.org/program/thp.html](http://www.sjhousing.org/program/thp.html)***

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